



Section 19.15.035—COMMUNITY COMMERCIAL ZONES

PURPOSE AND INTENT: The Community Commercial (CC) zones implement the Community Commercial Comprehensive Plan designation. To recognize the differences in surrounding neighborhood character and intensity between the designated Community Commercial areas, two CC zones have been established: CC-1 and CC-2. The purpose of these zones are to establish areas for moderate intensity commercial uses that serve the community. The intent is to provide for a variety of goods and services in areas which are designed to encourage pedestrian and transit access, be compatible with adjacent residential neighborhoods, and be consistent with road and utility capacity. The CC-1 zone allows for lower-intensity uses in the Community Commercial-designated areas that are near downtown Burien and along 1st Avenue So. near S. 176th St., that could be compatible with the adjacent single-family and low density multi-family areas. The CC-2 zone allows for higher-intensity uses in the Community Commercial-designated area at Five Corners that could be compatible with the adjacent regional commercial, office, high density multi-family, and single-family areas.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE CC ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE COMMUNITY COMMERCIAL ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.035.1: SPECIAL REGULATIONS:

A. Outdoor storage is limited to *accessory* storage of goods sold at retail on the premises. Outdoor storage areas shall be limited to five feet in *height* and shall not be located in any required landscape area.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
<div>CC Zones</div> <div>USE ↓</div>	REGULATIONS ↓	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.035.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)
			Lot Area	SETBACKS		Lot Coverage				
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage			
19.15.035.2 <i>Retail</i> <i>Office</i> <i>Recreational Facility</i>		None	None	10'	0'	80%	85%	35'	C	3 spaces per 1,000 s.f. of <i>net floor area</i> . [Ord. 313 §1, 2000] 1. The following are not permitted: motor vehicle sales and rental; boat sales and rental; <i>theatre</i> ; <i>recycling center</i> ; and <i>self-service storage facility</i> . 2. The following requires Type 1 review: Vehicle repair, except as accessory to service station (permitted); 3. For <i>retail use</i> in the CC-1 zone, maximum <i>gross floor area</i> per <i>building</i> is 25,000 s.f. Up to 30,000 s.f. may be approved through a Type 1 review process. 4. A <i>kennel</i> is allowed as an indoor <i>accessory use</i> to a veterinarian, provided that noise and odor impacts are adequately mitigated. 5. Distribution, wholesaling, repair or manufacturing that support the <i>primary use</i> are allowed as an <i>accessory use</i> . 6. An <i>amusement arcade</i> is allowed as an <i>accessory use</i> . 7. Development of <i>retail use</i> on parcel numbers 302304-9037, 302304-9089, 302304-9117, 302304-9271 and 302304-9376 (located east of Sylvester Middle School) must be part of a master site plan that includes property to the east of these lots. The master site plan shall include at least the following elements: coordinated access, site and building design, and signing. Through a Type 1 review the <i>Director</i> may approve a master site plan involving two or more parcels that does not include property to the east of these parcels, if the elements above are included in the plan.
19.15.035.3 Eating and Drinking Establishment		None	None	10'	0'	80%	85%	35'	C	13 spaces per 1,000 s.f. of dining or lounge area 1. Distribution, wholesaling or manufacturing that support the primary use are allowed as an accessory use. 2. An amusement arcade is allowed as an accessory use.

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			Lot Area	SETBACKS		Lot Coverage		Building Height			
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19.15.035.4 <i>Lodging Facility</i> <i>Cultural Facility</i> <i>Community Facility</i> <i>School</i>	None	None	10'	0'	80%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]		
19.15.035.5 <i>Family Day Care Home I and II</i>	None	See Special Regulation 1								1. Must comply with requirements of the <i>primary use</i> . 2. <i>Family Day Care Home II</i> : Must provide State certification of safe passenger loading area.	
19.15.035.6 <i>Day Care Center</i>	None	None	10'	0'	80%	85%	35'	B	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Must provide State certification of safe passenger loading area.	

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19.15.035.7 <i>Mixed Use</i> <i>Senior Citizen Assisted Dwelling Unit</i> <i>Community Residential Facility</i>	None	None	10'	0'	80%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Maximum residential density in the CC-1 zone is: 18 <i>dwelling units</i> per acre in the CC-1 areas north of SW 152 nd St. and around So. 176 th St; and, 24 <i>dwelling units</i> per acre in the area south of SW 153 rd St. 2. Maximum residential density in the CC-2 zone is 24 <i>dwelling units</i> per acre. 3. Shall provide <i>retail, office or eating and drinking establishment uses</i> on the floor adjacent to a <i>street</i> , or if the <i>site</i> does not abut a <i>street</i> , on floor adjacent to parking lot. <i>Eating and drinking establishment</i> is permitted on any floor. 4. At least 25% of the <i>gross floor area</i> must be designed and used for <i>retail, office or eating and drinking establishment uses</i> . 5. <i>Senior citizen assisted dwelling unit or community residential facility</i> only allowed as part of a <i>mixed use</i> project.	
19.15.035.8 <i>Public Park and Recreation Facilities</i>	None	None.	10'	0'	80%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Lighting for structures and fields shall be directed away from residential areas.	
19.15.035.9 <i>Nursing Home</i>	None	None	10'	0'	80%	85%	35'	B	1 space for every 4 beds		
19.15.035.10 <i>Government Facility</i> <i>Private Club</i> <i>Religious Facility</i> <i>Funeral Home</i>	Type 1	None	10'	0'	80%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]		

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19.15.035.11 <i>Public Utility</i>	Type 1	None	30'	30'	80%	85%	35'	D	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.035.12 <i>Essential Public Facility</i>	Type 3	Development standards shall be determined on a case-by-case basis through the Type 3 review process.								1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.
19.15.035.13 <i>Personal Wireless Service Facility⁽¹⁾</i>	See Chapter 19.50									
19.15.035.14 Uses permitted in King County Code (KCC) 21A.38.100 Special Overlay District – Commercial/Industrial, In Effect on 4/1/2010 with exception of Adult Entertainment [Ord. 533 § 1, 2010]	None	None	10'	0'	80%	85%	35'	C	See Sec. 19.20.030.2 [Ord. 292 § 6, 2000]	1. Uses are only permitted in the CC-2 zoned area located on both sides of 16 th Avenue SW between SW 112 th Street and SW 116 th Street.

(1) Amended, Ord. 265, 1999

Note: All landscape categories added by Ord. 293, 2000

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